



TMS

ESTATE AGENTS



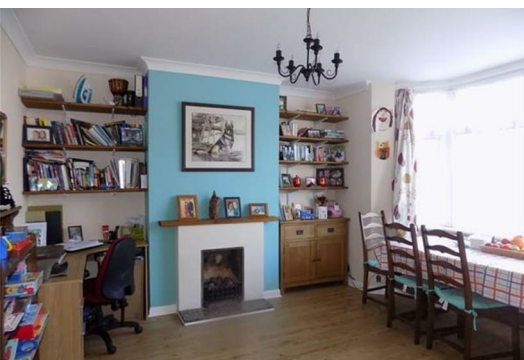
Orchard Gardens, Margate, CT9 5JT

£1,450 Per Month



- 3 BED SEMI
- AVAILABLE END OCTOBER 2025
- OFF STREET PARKING
- WHITE GOODS
- WESTBROOK / WESTGATE

- FAMILY HOME
- CUL DE SAC LOCATION
- 2 RECEPTIONS
- LONG TERM LET
- COUNCIL TAX - C / EPC - TBC



AVAILABLE END OCTOBER 2025~ IDEAL FAMILY HOME ~ QUIET CUL DE SAC LOCATION

TMS Estate Agents are delighted to offer to the market this lovely 3 bed semi detached house in a quiet residential cul de sac nestled between Westbrook and Westgate.

The location offers good access to local amenities and beaches and its only a short distance to the A299 for easy access to London or Canterbury.

Internally you will find 2 reception rooms, a modern kitchen with integrated oven and hob, fridge freezer and washing machine, 2 double bedrooms with wardrobes, a single room and a family bathroom.

Externally there is a rear garden which is laid to lawn and off street parking to the front for 2 cars.

The property is offered for a long term let and is strictly no smoking .The landlord does not consider the property suitable for pets.

Council Tax band - C / Deposit = 5 weeks rent £1673.07/ Holding deposit £334.61 / EPC rating TBC
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £43,500 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £50,400 PER ANNUM TO MEET AFFORDABILITY

Call TMS Estate Agents today to book your accompanied viewing.

Ground Floor

Entrance Hall

UPVC door and side windows, laminate floor, under stairs storage, radiator.

Lounge

13' 9" x 12' (4.19m x 3.66m) Double glazed bay window to front, laminate floor, fire surround, radiator, shelving to alcoves,...

Dining Room

12' 2" x 11' 9" (3.71m x 3.58m) Double glazed door to garden, laminate floor, fire surround, radiator.

Kitchen

8' 5" x 7' 9" (2.57m x 2.36m) Double glazed window overlooking garden, range of modern white wall, drawer and base units with roll top work surfaces, single drainer stainless steel sink with mixer taps, inset gas hob with extractor over and electric oven below, fridge freezer and washing machine, vinyl floor.

First Floor

Landing

Glazed stained glass window to side, fitted carpet to stairs and landing, loft access.

Bedroom 1

13' 9" x 11' 11" (4.19m x 3.63m) Double glazed bay window to front, fitted carpet, radiator.

Bedroom 2

12' 3" x 11' (3.73m x 3.35m) Double glazed window to rear, fitted carpet, airing cupboard, radiator.

Bedroom 3

8' x 7' 6" (2.44m x 2.29m) Double glazed window to front, fitted carpet, radiator.

Bathroom

Frosted double glazed window to rear, glazed window to side, panelled bath with shower over, pedestal wash hand basin, low flush W.C, vinyl floor, bathroom cabinet.

External

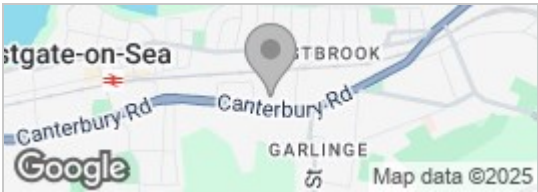
Front Garden

Paved with flower beds, parking for 2 cars, side access to rear garden.

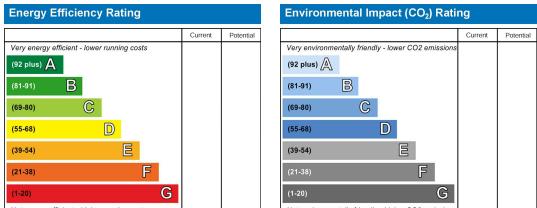
Rear Garden

Approx 80' laid to lawn and fully fenced, patio area, side access, tap.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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